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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.
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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, April 02, 2009 To Thursday, April 02, 2009
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2006-1193
APPLICANT:	CALIFORNIA PACIFIC MEDICAL CTR
PARCEL NO.:	0695 005
PARCEL ADDRESS:	1255 POST ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$17,000,000.00
APPLICANT'S OPINION:	$12,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2006-1194
APPLICANT:	CALIFORNIA PACIFIC MEDICAL CTR
PARCEL NO.:	0695 006
PARCEL ADDRESS:	1101 VAN NESS AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$77,000,000.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0519
APPLICANT:	CALIFORNIA PACIFIC MEDICAL CTR
PARCEL NO.:	0695 005
PARCEL ADDRESS:	1255 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,040,535.00
APPLICANT'S OPINION:	$12,500,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0520
APPLICANT:	CALIFORNIA PACIFIC MEDICAL CTR
PARCEL NO.:	0695 006
PARCEL ADDRESS:	1101 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$81,713,015.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, April 2, 2009 at 9:40 a.m.

Present: Alec Lambie, Richard Lee and Jeffery Morris

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board heard evidence and testimony from both parties and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	**Name**	**Disposition**
2006-1193	California Pacific Medical Center	Verbal Stipulated Value Approved
2006-1194	California Pacific Medical Center	Verbal Stipulated Value Approved
2007-0519	California Pacific Medical Center	Withdrawn at Hearing
2007-0520	California Pacific Medical Center	Withdrawn at Hearing

There being no further business, the Board, at the hour of 10:48 a.m. recessed to reconvene Monday, April 6, 2009, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Tuesday, April 7, 2009

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, April 3, 2009
9:30 AM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to drafting the findings of fact, and to take possible action on the below listed applications. (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION 2005-0672

APPLICANT:	Olympic View Realty LLC
PARCEL NO.:	7331 003
PARCEL ADDRESS:	3711 – 19th Avenue,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,700,153.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

B. APPLICATION 2005-0673

APPLICANT:	Olympic View Realty LLC.
PARCEL NO.:	7332 002
PARCEL ADDRESS:	3711 – 19th Avenue,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,086,400.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, April 06, 2009
9:30 AM

/09

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION: 2006-1374
APPLICANT: LEE, SHING KIT
PARCEL NO.: 1406 037
PARCEL ADDRESS: 0326 - 0328 28TH AVE,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: $1,672,975.00
APPLICANT'S OPINION: $1,335,000.00
TAXABLE YEAR: 2004
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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3) Hearing, discussion on amending application and on valuation, and possible action involving:

APPLICATION: 2007-0174
APPLICANT: CLIFFORD CHANCE US LLP
PARCEL NO.: 2007400256
PARCEL ADDRESS: 0001 MARKET STEUART TOWER, 0600
TOPIC:
CURRENT ASSESSMENT: $4,794,784.00
APPLICANT'S OPINION: $2,400,000.00
TAXABLE YEAR: 2007
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0480
APPLICANT:	ORCHARD GARDEN INC.
PARCEL NO.:	2007521222
PARCEL ADDRESS:	0466 BUSH ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,140,189.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0561
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	2007210216
PARCEL ADDRESS:	,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$34,824,597.00
APPLICANT'S OPINION:	$3,482,459.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0952
APPLICANT:	PRANA ASSOCIATES TWENTY-TWO LP
PARCEL NO.:	1020 012
PARCEL ADDRESS:	3398 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,346,000.00
APPLICANT'S OPINION:	$1,550,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0953
APPLICANT:	PRANA ASSOCIATES TWENTY-TWO LP
PARCEL NO.:	1020 012
PARCEL ADDRESS:	3398 CALIFORNIA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,300,000.00
APPLICANT'S OPINION:	$1,550,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0722
APPLICANT:	SAFEWAY, INC. #1206
PARCEL NO.:	2008200464
PARCEL ADDRESS:	2351 POWELL ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,516,526.00
APPLICANT'S OPINION:	$2,143,408.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0724
APPLICANT:	SAFEWAY, INC #1490
PARCEL NO.:	2008202771
PARCEL ADDRESS:	2300 - 16TH ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,962,025.00
APPLICANT'S OPINION:	$3,027,344.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0725
APPLICANT:	SAFEWAY, INC. #667
PARCEL NO.:	2008200466
PARCEL ADDRESS:	5290 DIAMOND HEIGHTS BLVD,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,847,291.00
APPLICANT'S OPINION:	$2,133,106.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1093
APPLICANT:	OTA REVOCABLE LIVING TRUST
PARCEL NO.:	0915 018
PARCEL ADDRESS:	2228 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$870,190.00
APPLICANT'S OPINION:	$810,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, April 6, 2009, at 9:30 a.m.

Present: Louisa Mendoza, Mervin Colan and Fred Perez

Quorum present

Chairperson: Mervin Colan, Presiding

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With the following listed applicant for change in the assessed valuation of property affecting the 2007 regular assessment roll being present, the Board, at the hour of 9:35 a.m. went into closed session to review additional documents received from the parties for the below application regarding applicant's request to amend said application to include an appeal for the penalty assessment. At the hour of 9:55 a.m., the Board reconvened in open session, heard additional testimony from both parties and took the following action on the respective application:

Appeal No.	**Name**	**Disposition**
2007-0174	Clifford Chance US, LLP	Continued to 3rd week in July

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took the following action on the respective applications:

Appeal No.	**Name**	**Disposition**
2006-1374	Shing Kit Lee	Verbal Stipulated Value Approved
2007-0561	Bank of America	Postponed

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	**Name**	**Disposition**
2007-0480	Orchard Garden Inc.	Withdrawn
2007-0952	Prana Associates Twenty Two	Withdrawn
2007-0953	Prana Associates Twenty Two	Withdrawn
2008-0722	Safeway, Inc.#1206	Withdrawn
2008-0724	Safeway, Inc.#1490	Withdrawn
2008-0725	Safeway, Inc.#667	Withdrawn
2008-1093	Ota Revocable Living Trust	Withdrawn

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There being no further business, the Board, at the hour of 11:25 p.m., recessed to reconvene Wednesday, April 8, 2009 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Wednesday, April 15, 2009.

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, April 07, 2009 To Tuesday, April 07, 2009
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0676
APPLICANT:	WARFIELD THEATER LLC
PARCEL NO.:	0342 007
PARCEL ADDRESS:	0982 - 0998 MARKET ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$10,515,000.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0677
APPLICANT:	WARFIELD THEATER LLC
PARCEL NO.:	0342 007
PARCEL ADDRESS:	0982 - 0998 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,725,300.00
APPLICANT'S OPINION:	$5,400,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0678
APPLICANT:	WARFIELD THEATER LLC
PARCEL NO.:	0342 007
PARCEL ADDRESS:	0982 - 0998 MARKET ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$10,515,000.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0540
APPLICANT:	WARFIELD THEATER LLC
PARCEL NO.:	0342 007
PARCEL ADDRESS:	0982 - 0998 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,939,806.00
APPLICANT'S OPINION:	$5,400,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, April 07, 2009 To Tuesday, April 07, 2009
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0979
APPLICANT:	ORCHARD GARDEN INC.
PARCEL NO.:	0270 042
PARCEL ADDRESS:	0466V BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,050,000.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

3) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0980
APPLICANT:	ORCHARD GARDEN INC.
PARCEL NO.:	0270 042
PARCEL ADDRESS:	0466V BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,171,000.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2006-1027
APPLICANT:	ORCHARD GARDEN INC.
PARCEL NO.:	0270 042
PARCEL ADDRESS:	0466V BUSH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$6,050,000.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, April 7, 2009, at 9:30 a.m.

Present: Jeff Morris, Diane Robinson and Gregory Blaine

Quorum present

Chairperson: Gregory Blaine, Presiding

F
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4/7/09

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2006-0676	Warfield Theater LLC	Postponed
2006-0677	Warfield Theater LLC	Postponed
2006-0678	Warfield Theater LLC	Postponed
2007-0540	Warfield Theater LLC	Postponed

RECESS

The Board, at the hour of 10:05 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Jeff Morris, Diane Robinson and Gregory Blaine

Quorum present

Chairperson: Gregory Blaine, Presiding

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The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	**Name**	**Disposition**
2006-0979	Orchard Garden Inc.	Postponed
2006-0980	Orchard Garden Inc.	Postponed
2006-1027	Orchard Garden Inc.	Postponed

There being no further business, the Board, at the hour of 2:15 p.m., recessed to reconvene Monday, April 13, 2009 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Wednesday, April 22, 2009

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, April 08, 2009 To Wednesday, April 08, 2009
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0019
APPLICANT:	ROMEO ROSE & CHRISTIAN SANDRA TRUST/SONJA KLABUNDE
PARCEL NO.:	2661 045
PARCEL ADDRESS:	0020 VILLA TER,
TOPIC:	
CURRENT ASSESSMENT:	$421,737.00
APPLICANT'S OPINION:	$213,476.00
TAXABLE YEAR:	1993
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0072
APPLICANT:	ROMEO ROSE & CHRISTIAN SANDRA TRUST/SONJA KLABUNDE
PARCEL NO.:	2661 045
PARCEL ADDRESS:	0020 VILLA TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,011,609.00
APPLICANT'S OPINION:	$24,121.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0250
APPLICANT:	SUE MILLS, INC.
PARCEL NO.:	3550 020
PARCEL ADDRESS:	1830 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,466,169.00
APPLICANT'S OPINION:	$4,973,600.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0714
APPLICANT:	FOLSOM PROJECT LLC
PARCEL NO.:	6520 036
PARCEL ADDRESS:	3135 - 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,273,106.00
APPLICANT'S OPINION:	$1,507,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0719
APPLICANT:	WILDWOOD INVESTMENTS INTL INC
PARCEL NO.:	6521 040
PARCEL ADDRESS:	2801 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,731,889.00
APPLICANT'S OPINION:	$1,149,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0723
APPLICANT: LEUNG, DARRYL
PARCEL NO.: 6537 001
PARCEL ADDRESS: 1150 - 1156 SANCHEZ ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $1,678,321.00
APPLICANT'S OPINION: $1,112,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0860
APPLICANT: DIABASE, LLC
PARCEL NO.: 3552 043
PARCEL ADDRESS: 1417 - 15TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $3,065,000.00
APPLICANT'S OPINION: $1,755,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0877
APPLICANT: GALLERIA PARK ASSOCIATES, LLC
PARCEL NO.: 2008205884
PARCEL ADDRESS: 0191 SUTTER ST,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: $10,655,439.00
APPLICANT'S OPINION: $1,895,575.00
TAXABLE YEAR: 2008
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0882
APPLICANT:	SOUTH BEACH MARINA, INC
PARCEL NO.:	2008520982
PARCEL ADDRESS:	0002 TOWNSEND ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$505,810.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, April 13, 2009 To Monday, April 13, 2009
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION: 2006-1209
APPLICANT: FOLSOM VENTURES, LLC
PARCEL NO.: 3750 090
PARCEL ADDRESS: 0631 FOLSOM ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: $19,000,000.00
APPLICANT'S OPINION: $13,422,700.00
TAXABLE YEAR: 2005
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0016
APPLICANT: BELONOGOFF, GEORGE
PARCEL NO.: 1677 021
PARCEL ADDRESS: 0800 - 0802, 35TH AVE,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: $1,350,000.00
APPLICANT'S OPINION: $146,026.00
TAXABLE YEAR: 2006
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, April 13, 2009 To Monday, April 13, 2009
9:30 AM (ALL DAY)

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, April 13, 2009, at 9:45 a.m.

Present: Gregory Blaine, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Jeffrey Morris, Presiding

SF
A77
#2
4/13/09

With the following listed applicant for change in the assessed valuation of property affecting the 2006 supplemental assessment roll being present and heard, the Board took action, as specified under this date, on the following respective application:

Appeal No.	**Name**	**Disposition**
2007-0016	George Belonogoff	Bifurcated Proceedings; legal issue regarding change of ownership submitted; hearing on valuation postponed until change of ownership issue is decided.

The following listed applicant for change in the assessed valuation of property affecting the 2005 supplemental assessment roll having not been present for hearing as scheduled, the Board took the following action, as specified under this date, on the original of the respective application:

Appeal No.	**Name**	**Disposition**
2006-1209	Folsom Ventures, LLC	Denied; No-Show

There being no further business, the Board, at the hour of 12:18 p.m., recessed to reconvene Wednesday, April 22, 2009 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Wednesday, April 22, 2009

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

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4/9/09

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, April 09, 2009 To Thursday, April 09, 2009
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0183
APPLICANT:	YERBA BUENA ENTERTAINMENT CTR
PARCEL NO.:	2007709526
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$125,908,660.00
APPLICANT'S OPINION:	$63,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, April 09, 2009 To Thursday, April 09, 2009
9:30 AM (ALL DAY)

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4/14/09

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, April 14, 2009 To Tuesday, April 14, 2009
9:30 AM (ALL DAY)

Page 1 of 6

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0960
APPLICANT:	KINDRED NURSING CENTERS WEST, LLC
PARCEL NO.:	2008900718
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$732,153.00
APPLICANT'S OPINION:	$157,026.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

3) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0961
APPLICANT:	KINDRED NURSING CENTERS WEST, LLC
PARCEL NO.:	2008900717
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$628,935.00
APPLICANT'S OPINION:	$363,839.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0962
APPLICANT:	KINDRED NURSING CENTERS WEST, LLC
PARCEL NO.:	2008900716
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$616,738.00
APPLICANT'S OPINION:	$378,558.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0963
APPLICANT:	KINDRED NURSING CENTERS WEST, LLC
PARCEL NO.:	2008900715
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$639,902.00
APPLICANT'S OPINION:	$414,419.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0964
APPLICANT:	KINDRED NURSING CENTERS WEST, LLC
PARCEL NO.:	2008900726
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$736,490.00
APPLICANT'S OPINION:	$520,666.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0965
APPLICANT: KINDRED NURSING CENTERS WEST, LLC
PARCEL NO.: 2008900725
PARCEL ADDRESS: ,
TOPIC: Audit Under R&T Code Section 469
CURRENT ASSESSMENT: $915,546.00
APPLICANT'S OPINION: $670,065.00
TAXABLE YEAR: 2005
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0966
APPLICANT: KINDRED NURSING CENTERS WEST, LLC
PARCEL NO.: 2008900724
PARCEL ADDRESS: ,
TOPIC: Audit Under R&T Code Section 469
CURRENT ASSESSMENT: $1,477,677.00
APPLICANT'S OPINION: $629,185.00
TAXABLE YEAR: 2006
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0967
APPLICANT: KINDRED NURSING CENTERS WEST, LLC
PARCEL NO.: 2008900723
PARCEL ADDRESS: ,
TOPIC: Audit Under R&T Code Section 469
CURRENT ASSESSMENT: $1,573,694.00
APPLICANT'S OPINION: $638,748.00
TAXABLE YEAR: 2007
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0968
APPLICANT: KINDRED NURSING CENTERS WEST, LLC
PARCEL NO.: 2008900713
PARCEL ADDRESS: ,
TOPIC: Audit Under R&T Code Section 469
CURRENT ASSESSMENT: $107,618.00
APPLICANT'S OPINION: $98,486.00
TAXABLE YEAR: 2005
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0969
APPLICANT: KINDRED NURSING CENTERS WEST, LLC
PARCEL NO.: 2008900712
PARCEL ADDRESS: ,
TOPIC: Audit Under R&T Code Section 469
CURRENT ASSESSMENT: $100,161.00
APPLICANT'S OPINION: $82,528.00
TAXABLE YEAR: 2006
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0970
APPLICANT: KINDRED NURSING CENTERS WEST, LLC
PARCEL NO.: 2008900711
PARCEL ADDRESS: ,
TOPIC: Audit Under R&T Code Section 469
CURRENT ASSESSMENT: $116,275.00
APPLICANT'S OPINION: $91,480.00
TAXABLE YEAR: 2007
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0971
APPLICANT: KINDRED NURSING CENTERS WEST, LLC
PARCEL NO.: 2008900722
PARCEL ADDRESS: ,
TOPIC: Audit Under R&T Code Section 469
CURRENT ASSESSMENT: $323,612.00
APPLICANT'S OPINION: $156,356.00
TAXABLE YEAR: 2004
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0972
APPLICANT: KINDRED NURSING CENTERS WEST, LLC
PARCEL NO.: 2008900721
PARCEL ADDRESS: ,
TOPIC: Audit Under R&T Code Section 469
CURRENT ASSESSMENT: $313,760.00
APPLICANT'S OPINION: $135,207.00
TAXABLE YEAR: 2005
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0973
APPLICANT: KINDRED NURSING CENTERS WEST, LLC
PARCEL NO.: 2008900720
PARCEL ADDRESS: ,
TOPIC: Audit Under R&T Code Section 469
CURRENT ASSESSMENT: $327,379.00
APPLICANT'S OPINION: $192,799.00
TAXABLE YEAR: 2006
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

16) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0974
APPLICANT:	KINDRED NURSING CENTERS WEST, LLC
PARCEL NO.:	2008900719
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$335,360.00
APPLICANT'S OPINION:	$195,569.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

17) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0975
APPLICANT:	KINDRED NURSING CENTERS WEST, LLC
PARCEL NO.:	2008900714
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$282,767.00
APPLICANT'S OPINION:	$256,698.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, April 14, 2009, at 9:30 a.m.

Present: Mervin Conlan, Fred Perez and John McGary

Quorum present

Chairperson: John McGary, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2007-0960	Kindred Nursing Centers West, LLC	Postponed
2007-0961	Kindred Nursing Centers West, LLC	Postponed
2007-0962	Kindred Nursing Centers West, LLC	Postponed
2007-0963	Kindred Nursing Centers West, LLC	Postponed
2007-0964	Kindred Nursing Centers West, LLC	Postponed
2007-0965	Kindred Nursing Centers West, LLC	Postponed
2007-0966	Kindred Nursing Centers West, LLC	Postponed
2007-0967	Kindred Nursing Centers West, LLC	Postponed
2007-0971	Kindred Nursing Centers West, LLC	Postponed
2007-0972	Kindred Nursing Centers West, LLC	Postponed
2007-0973	Kindred Nursing Centers West, LLC	Postponed
2007-0974	Kindred Nursing Centers West, LLC	Postponed

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2007-0968	Kindred Nursing Centers West, LLC	Withdrawn
2007-0969	Kindred Nursing Centers West, LLC	Withdrawn
2007-0970	Kindred Nursing Centers West, LLC	Withdrawn
2007-0975	Kindred Nursing Centers West, LLC	Withdrawn

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There being no further business, the Board, at the hour of 10:35 a.m., recessed to reconvene Wednesday, April 15, 2009 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Wednesday, April 15, 2009

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.
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Assessment Appeals Board 2 Hearing

Room 406, City Hall
Wednesday, April 15, 2009 To Wednesday, April 15, 2009
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0520
APPLICANT:	MYINT, OHN
PARCEL NO.:	5995 006
PARCEL ADDRESS:	0493 OXFORD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$652,500.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0521
APPLICANT:	MYINT, OHN
PARCEL NO.:	5995 006
PARCEL ADDRESS:	0493 OXFORD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$692,355.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Assessment Appeals Board

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0557
APPLICANT:	MCCURRY, DARYL
PARCEL NO.:	2849 051
PARCEL ADDRESS:	0754 GRAND VIEW AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,632,000.00
APPLICANT'S OPINION:	$653,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0587
APPLICANT:	SANOCHKINA, TATIANA
PARCEL NO.:	2135 003C
PARCEL ADDRESS:	2076 - 16TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,352,520.00
APPLICANT'S OPINION:	$861,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0656
APPLICANT:	KATS, TATYANA
PARCEL NO.:	1507 011
PARCEL ADDRESS:	0555 - 37TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,555,500.00
APPLICANT'S OPINION:	$1,032,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0945
APPLICANT:	EDMONDSON, JAMES c/o NORTHWEST HOTEL CORP.
PARCEL NO.:	2008400068
PARCEL ADDRESS:	,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,366,293.00
APPLICANT'S OPINION:	$525,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0946
APPLICANT:	EDMONDSON, JAMES c/o NORTHWEST HOTEL CORP.
PARCEL NO.:	2008400068
PARCEL ADDRESS:	,
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$5,366,293.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	ROLL CORRECTION

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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, April 15, 2009 To Wednesday, April 15, 2009
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0327
APPLICANT:	APIGIAN, CAROLYN
PARCEL NO.:	0579 051
PARCEL ADDRESS:	2614 BUCHANAN ST, # 2
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,395,000.00
APPLICANT'S OPINION:	$1,294,650.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0328
APPLICANT:	APIGIAN, CAROLYN
PARCEL NO.:	0579 051
PARCEL ADDRESS:	2614 BUCHANAN ST, # 2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,442,900.00
APPLICANT'S OPINION:	$1,294,650.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0469
APPLICANT:	LARSON, ERICA
PARCEL NO.:	0579 053
PARCEL ADDRESS:	2614 BUCHANAN ST, # 4
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$525,000.00
APPLICANT'S OPINION:	$319,400.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0470
APPLICANT:	LARSON, ERICA
PARCEL NO.:	0579 053
PARCEL ADDRESS:	2614 BUCHANAN ST, # 4
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$546,210.00
APPLICANT'S OPINION:	$319,400.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1881
APPLICANT:	APIGIAN, CAROLYN
PARCEL NO.:	0579 051
PARCEL ADDRESS:	2614 BUCHANAN ST, # 2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,491,756.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1882
APPLICANT:	LARSON, ERICA
PARCEL NO.:	0579 053
PARCEL ADDRESS:	2614 BUCHANAN ST, # 4
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$557,134.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, April 15, 2009, at 1:30 p.m.

Present: John McGary, Fred Perez and Joseph Tham

Quorum present

Chairperson: John McGary, Presiding

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The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2007-0327	Carolyn Apigian	Postponed
2007-0328	Carolyn Apigian	Postponed
2007-0469	Erica Larson	Postponed
2007-0470	Erica Larson	Postponed
2008-1881	Carolyn Apigian	Postponed
2008-1882	Erica Larson	Postponed

There being no further business, the Board, at the hour of 2:05 p.m., recessed to reconvene Monday, April 20, 2009 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Tuesday, April 21, 2009

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SEAL OF THE CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, April 20, 2009 To Monday, April 20, 2009
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0535
APPLICANT:	GAP, INC.
PARCEL NO.:	2007200829
PARCEL ADDRESS:	0100 POST ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$8,418,268.00
APPLICANT'S OPINION:	$4,200,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0760
APPLICANT:	GAP, INC.
PARCEL NO.:	2007900491
PARCEL ADDRESS:	0345 SPEAR ST, 0400
TOPIC:	
CURRENT ASSESSMENT:	$15,534,693.00
APPLICANT'S OPINION:	$7,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0761
APPLICANT: GAP, INC.
PARCEL NO.: 2007900490
PARCEL ADDRESS: 0345 SPEAR ST, 0400
TOPIC:
CURRENT ASSESSMENT: $14,324,923.00
APPLICANT'S OPINION: $8,500,000.00
TAXABLE YEAR: 2004
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE
STATUS: POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0762
APPLICANT: GAP, INC.
PARCEL NO.: 2007900493
PARCEL ADDRESS: 0001 HARRISON ST, 0300
TOPIC:
CURRENT ASSESSMENT: $8,150,406.00
APPLICANT'S OPINION: $9,000,000.00
TAXABLE YEAR: 2004
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE
STATUS: POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0763
APPLICANT: GAP, INC.
PARCEL NO.: 2007900492
PARCEL ADDRESS: 0100 POST ST,
TOPIC:
CURRENT ASSESSMENT: $8,982,689.00
APPLICANT'S OPINION: $5,500,000.00
TAXABLE YEAR: 2004
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE
STATUS: POSTPONED

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, April 20, 2009 To Monday, April 20, 2009
9:30 AM (ALL DAY)

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0406
APPLICANT:	SARMIENTO, RODOLFO
PARCEL NO.:	2673 035
PARCEL ADDRESS:	0080 WOODHAVEN CT,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$910,350.00
APPLICANT'S OPINION:	$745,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 2 Hearing

Room 406, City Hall
Tuesday, April 21, 2009 To Tuesday, April 21, 2009
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0268
APPLICANT:	BUCHWALD, JON
PARCEL NO.:	8708 160
PARCEL ADDRESS:	0235 BERRY ST, 415
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$886,418.00
APPLICANT'S OPINION:	$777,500.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0594
APPLICANT:	VERIZON GLOBAL NETWORK INC.
PARCEL NO.:	2008205354
PARCEL ADDRESS:	0200 PAUL AVE,
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$6,863,454.00
APPLICANT'S OPINION:	$3,400,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

DATE POSTED
APR 15 2009
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0599
APPLICANT: RBC DAIN RAUSCHER INC.
PARCEL NO.: 2008201232
PARCEL ADDRESS: 0002 EMBARCADERO CTR, 1200
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: $2,170,250.00
APPLICANT'S OPINION: $1,533,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0601
APPLICANT: THOMAS WEISEL PARTNERS GROUP
PARCEL NO.: 2008400225
PARCEL ADDRESS: ,
TOPIC: Classification of Property in Incorrect
CURRENT ASSESSMENT: $19,839,947.00
APPLICANT'S OPINION: $9,800,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0634
APPLICANT: SNEAD, KIMBERLY
PARCEL NO.: 1258 019
PARCEL ADDRESS: 0135 Buena Vista EAST AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $2,607,566.00
APPLICANT'S OPINION: $1,929,500.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0823
APPLICANT: R & S ERECTION OF SAN FRANCISCO, INC.
PARCEL NO.: 4358 024
PARCEL ADDRESS: 0715 CESAR CHAVEZ ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $2,707,815.00
APPLICANT'S OPINION: $1,507,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0898
APPLICANT: HIATT, CONSTANCE
PARCEL NO.: 6541 051
PARCEL ADDRESS: 0717 GRAND VIEW AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $1,029,700.00
APPLICANT'S OPINION: $890,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0954
APPLICANT: SAN FRANCISCO LLC
PARCEL NO.: 5585 004
PARCEL ADDRESS: 2211 PALOU AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $1,528,244.00
APPLICANT'S OPINION: $764,122.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, April 21, 2009 To Tuesday, April 21, 2009
9:30 AM (ALL DAY)

10) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1715
APPLICANT:	ISHAQ, SANDRA
PARCEL NO.:	7210 007
PARCEL ADDRESS:	0096 INVERNESS DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$998,263.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, April 21, 2009, at 9:30 a.m.

Present: Margaret Ruxton, Mervin Conlan and John McGary

Quorum present

Chairperson: Mervin Conlan, Presiding

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4/21/09

The following listed applicant for change in the assessed valuation of property affecting the 2007 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	**Name**	**Disposition**
2008-0268	Jon Buchwald	Denied

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	**Name**	**Disposition**
2008-0406	Rodolfo Sarmiento	Postponed
2008-0594	Verizon Global Network Inc.	Postponed
2008-0599	RBC Dain Rauscher Inc.	Withdrawn
2008-0601	Thomas Weisel Partners Group	Postponed
2008-0634	Kimberly Snead	Postponed
2008-0823	R & S Erection of San Francisco	Withdrawn
2008-0898	Constance Hiatt	Withdrawn
2008-0954	San Francisco LLC	Withdrawn
2008-1715	Sandra Ishaq	Withdrawn

There being no further business, the Board, at the hour of 11:10 a.m., recessed to reconvene Friday, April 24, 2009 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Friday, April 24, 2009

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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/22/09

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, April 22, 2009 To Wednesday, April 22, 2009
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0315
APPLICANT:	131 STEUART STREET FOUNDATION
PARCEL NO.:	3715 025
PARCEL ADDRESS:	0141 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,949,176.00
APPLICANT'S OPINION:	$25,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

04-16-09A11:22 RCVD

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0790
APPLICANT:	MORRISSEY, MATTHEW
PARCEL NO.:	0515 022A
PARCEL ADDRESS:	3122 STEINER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,256,637.00
APPLICANT'S OPINION:	$1,496,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
APR 15 2009
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, April 22, 2009 To Wednesday, April 22, 2009
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0792
APPLICANT:	GEARY-MARKET INVESTMENT CO., LTD
PARCEL NO.:	0312 004
PARCEL ADDRESS:	0720 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,103,817.00
APPLICANT'S OPINION:	$12,258,637.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, April 22, 2009 To Wednesday, April 22, 2009
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0433
APPLICANT:	GLENBOROUGH San Francisco, LLC
PARCEL NO.:	3712 023
PARCEL ADDRESS:	0060 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,238,109.00
APPLICANT'S OPINION:	$22,200,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0452
APPLICANT:	WRK 2004 TRUST
PARCEL NO.:	0175 005
PARCEL ADDRESS:	0408 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,527,513.00
APPLICANT'S OPINION:	$1,150,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, April 22, 2009 To Wednesday, April 22, 2009
1:30 PM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0879
APPLICANT:	CIM URBAN REIT PROPERTIES, II
PARCEL NO.:	3787 024
PARCEL ADDRESS:	0260 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,969,600.00
APPLICANT'S OPINION:	$14,874,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, April 22, 2009, at 9:30 a.m.

Present: Jeffrey Morris, Lawrence Lee and Joseph Tham

Quorum present

Chairperson: Lawrence Lee, Presiding

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4/22/09

The following listed applicant for change in the assessed valuation of property affecting the 2008 assessment rolls being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	**Name**	**Disposition**
2008-0790	Matthew Morrissey	Submitted

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	**Name**	**Disposition**
2008-0315	131 Steuart Street Foundation	Withdrawn
2008-0792	Geary-Market Investment Co.,	Withdrawn

There being no further business, the Board, at the hour of 11:32 a.m., recessed to reconvene Monday, May 4, 2009 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board June 11, 2009

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Agenda* / Notice of Assessment Appeals Board

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/23/09

Assessment Appeals Board 1 Hearing

Page 1 of 5

Room 406, City Hall
Thursday, April 23, 2009 To Thursday, April 23, 2009
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0966
APPLICANT: LAUB REVOCABLE TRUST
PARCEL NO.: 0176 006
PARCEL ADDRESS: 0807 MONTGOMERY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $3,809,855.00
APPLICANT'S OPINION: $3,000,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0986
APPLICANT: 100 BROADWAY ASSOCIATES
PARCEL NO.: 0141 003B
PARCEL ADDRESS: 0100 0120 BROADWAY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $3,241,443.00
APPLICANT'S OPINION: $2,500,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

DATE POSTED
APR 15 2009
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1206
APPLICANT:	UN PLAZA ASSOCIATES, LP
PARCEL NO.:	0351 050
PARCEL ADDRESS:	0010 UNITED NATIONS PLZ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,617,000.00
APPLICANT'S OPINION:	$6,700,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1263
APPLICANT:	SOUTH BEACH PARTNERS, LLC
PARCEL NO.:	3774 026
PARCEL ADDRESS:	0270 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,646,400.00
APPLICANT'S OPINION:	$9,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, April 23, 2009 To Thursday, April 23, 2009
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0942
APPLICANT:	NAM INVESTMENTS, LP
PARCEL NO.:	0135 008
PARCEL ADDRESS:	1050 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,653,581.00
APPLICANT'S OPINION:	$7,950,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1163
APPLICANT:	AU S & M C N FAMILY TRUST
PARCEL NO.:	0284 019
PARCEL ADDRESS:	0755 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,092,647.00
APPLICANT'S OPINION:	$1,764,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, April 23, 2009 To Thursday, April 23, 2009
1:30 PM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1165
APPLICANT:	RUSSIAN HILL ASSOCIATES, LLC
PARCEL NO.:	0502 012
PARCEL ADDRESS:	1355 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,719,577.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1167
APPLICANT:	AU, YAT-PANG
PARCEL NO.:	0276 026
PARCEL ADDRESS:	1163 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,362,784.00
APPLICANT'S OPINION:	$820,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1168
APPLICANT:	AU, YAT-PANG
PARCEL NO.:	0821 001
PARCEL ADDRESS:	0563 WEBSTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,228,536.00
APPLICANT'S OPINION:	$770,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1172
APPLICANT:	RUSSIAN HILL GROUP, LLC
PARCEL NO.:	0153 007
PARCEL ADDRESS:	1725 HYDE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$242,492.00
APPLICANT'S OPINION:	$85,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Friday, April 24, 2009
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0406
APPLICANT:	RODOLFO SARMIENTO
PARCEL NO.:	2673 035
PARCEL ADDRESS:	0080 WOODHAVEN CT.
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$910,350.00
APPLICANT'S OPINION:	$745,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco, Friday, April 24, 2009 at 9:30 a.m.

Present: Louisa Mendoza, Margaret Ruxton and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2008 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	**Name**	**Disposition**
2008-0406	Rodolfo Sarmiento	Denied

There being no further business, the Board, at the hour of 11:40 a.m., recessed to reconvene Tuesday, April 28, 2009 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Tuesday, April 28, 2009

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

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NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
MONDAY, APRIL 27, 2009
9:30 AM

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127/09

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to consult, discuss and deliberate on legal issues regarding the change of ownership, and to take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

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APPLICATION 2007-0016

APPLICANT:	GEORGE BELONOGOFF
PARCEL NO.:	1677 021
PARCEL ADDRESS:	800 – 802 35TH AVE.
TOPIC:	BASE YEAR / NO CHANGE OF OWNERSHIP
CURRENT ASSESSMENT:	$1,350,000
APPLICANT'S OPINION:	$146,026
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

DATE POSTED
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Assessment Appeals Board

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, April 27, 2009 at 9:30 a.m.

Present: Jeffrey Morris, Diane Robinson and Gregory Blaine

Quorum present

Chairperson: Jeffrey Morris, Presiding

With no public present for comment, the Board went into closed session at the hour of 9:35 a.m. to confer and consult with legal counsel regarding the below listed application.

At the hour of 11:35 a.m. the Board reconvened in open session and took action, as specified under this date, on the original of the respective application:

Appeal No.	**Name**	**Disposition**
2007-0016	George Belonogoff	The Board ruled that September 5, 2006 was a reassessable event; an evidentiary hearing on valuation to be scheduled at a future date.

There being no further business, the Board, at the hour of 11:50 a.m. recessed to reconvene Monday, May 4, 2009, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board June 26, 2009

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 2 Hearing

Room 406, City Hall
Tuesday, April 28, 2009 To Tuesday, April 28, 2009
9:30 AM (ALL DAY)

Page 1 of 3

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0979
APPLICANT: SCHAEFFER, PETER
PARCEL NO.: 2989B025
PARCEL ADDRESS: 0195 - 0199 W WEST PORTAL AVE,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: $1,598,378.00
APPLICANT'S OPINION: $295,706.00
TAXABLE YEAR: 2002
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0872
APPLICANT: HUI, LINDA
PARCEL NO.: 2453 001M
PARCEL ADDRESS: 2687 - 43RD AVE,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: $737,800.00
APPLICANT'S OPINION: $600,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR
STATUS: POSTPONED

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0891
APPLICANT: KOVALCHUK, VOLODYMYR
PARCEL NO.: 8702 107
PARCEL ADDRESS: 0250 KING ST, #1312
TOPIC: Decline in Value
CURRENT ASSESSMENT: $708,900.00
APPLICANT'S OPINION: $647,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0957
APPLICANT: NIXON PEABODY LLP
PARCEL NO.: 2008207165
PARCEL ADDRESS: 0001 EMBARCADERO CTR, 1800
TOPIC: Classification of Property in Incorrect
CURRENT ASSESSMENT: $9,005,660.00
APPLICANT'S OPINION: $4,500,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2008-1012
APPLICANT: CBS OUTDOOR, INC.
PARCEL NO.: 2008200682
PARCEL ADDRESS: VARIOUS LOCATIONS,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: $4,627,048.00
APPLICANT'S OPINION: $750,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1017
APPLICANT:	IRON MOUNTAIN INFORMATION MGMT.
PARCEL NO.:	2008201732
PARCEL ADDRESS:	0050 CRISP RD,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,663,583.00
APPLICANT'S OPINION:	$1,331,791.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, April 28, 2009, at 9:32 a.m.

Present: Mervin Conlan, Fred Perez and John McGary

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2008 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

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Appeal No.	**Name**	**Disposition**
2008-0891	Volodymyr Kovalchuk	Denied

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application(s):

Appeal No.	**Name**	**Disposition**
2007-0979	Peter Schaeffer	Postponed
2008-0872	Linda Hui	Postponed
2008-0957	Nixon Peabody LLP	Postponed
2008-1012	CBS Outdoor, Inc.	Postponed
2008-1017	Iron Mountain Information	Postponed

There being no further business, the Board, at the hour of 11:10 a.m., recessed to reconvene Wednesday, April 29, 2009 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Tuesday, May 12, 2009.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, April 29, 2009 To Wednesday, April 29, 2009
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0597
APPLICANT:	DELTA DENTAL PLAN OF CALIFORNIA
PARCEL NO.:	2008200754
PARCEL ADDRESS:	0001 - 01ST ST, 1200
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$17,519,808.00
APPLICANT'S OPINION:	$8,700,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0598
APPLICANT:	BINGHAM MCCUTCHEN LLP
PARCEL NO.:	2008200367
PARCEL ADDRESS:	0003 EMBARCADERO CTR, 2500
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$22,897,268.00
APPLICANT'S OPINION:	$11,900,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0600
APPLICANT: SF HILTON, INC.
PARCEL NO.: 2008520091
PARCEL ADDRESS: 0333 OFARRELL ST,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: $16,730,760.00
APPLICANT'S OPINION: $4,000,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0603
APPLICANT: TPG CAPITAL LP
PARCEL NO.: 2008206425
PARCEL ADDRESS: 0345 CALIFORNIA ST, 3300
TOPIC: Classification of Property in Incorrect
CURRENT ASSESSMENT: $10,121,913.00
APPLICANT'S OPINION: $4,900,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0766
APPLICANT: CHONG, PUI CHAN
PARCEL NO.: 5933 006B
PARCEL ADDRESS: 0817 SILLIMAN ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: $763,000.00
APPLICANT'S OPINION: $690,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR
STATUS: WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0767
APPLICANT: CHONG, PUI CHAN
PARCEL NO.: 5933 006B
PARCEL ADDRESS: 0817 SILLIMAN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $763,000.00
APPLICANT'S OPINION: $690,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0897
APPLICANT: RISTAD, GEORGE
PARCEL NO.: 2086 001G
PARCEL ADDRESS: 1920 GREAT HWY,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $833,250.00
APPLICANT'S OPINION: $605,125.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0996
APPLICANT: BROODER, MARTHA
PARCEL NO.: 3638 042
PARCEL ADDRESS: 0846 SHOTWELL ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $1,034,676.00
APPLICANT'S OPINION: $850,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, April 29, 2009 To Wednesday, April 29, 2009
9:30 AM (ALL DAY)

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City Hall, Room 405
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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, April 30, 2009 To Thursday, April 30, 2009
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0457
APPLICANT:	ACHILLES REVOC TRUST 2003
PARCEL NO.:	0739 015
PARCEL ADDRESS:	0819 ELLIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,425,806.00
APPLICANT'S OPINION:	$1,608,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0555
APPLICANT:	SYERS PROPERTIES, LLC
PARCEL NO.:	3715 001
PARCEL ADDRESS:	0001 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,053,046.00
APPLICANT'S OPINION:	$5,621,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0651
APPLICANT:	NG, YUI CHEONG
PARCEL NO.:	0130 012
PARCEL ADDRESS:	0734 - 0752 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,493,838.00
APPLICANT'S OPINION:	$1,653,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0652
APPLICANT:	TAVERNETTI RICHARD R TRSTEE
PARCEL NO.:	0047 003D
PARCEL ADDRESS:	1052 - 1056 CHESTNUT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,145,020.00
APPLICANT'S OPINION:	$1,422,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0661
APPLICANT:	BOUAGOU, ABDELAZIZ
PARCEL NO.:	0854 004
PARCEL ADDRESS:	1666 - 1668 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,994,761.00
APPLICANT'S OPINION:	$1,320,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, May 04, 2009 To Monday, May 04, 2009
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0931
APPLICANT:	100 SPEAR STREET OWNERS CORP.
PARCEL NO.:	3717 001
PARCEL ADDRESS:	0100 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$97,932,333.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1112
APPLICANT:	SFH ASSOCIATES LP
PARCEL NO.:	0255 002
PARCEL ADDRESS:	0001 NOB HILL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$63,213,816.00
APPLICANT'S OPINION:	$36,996,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1113
APPLICANT:	SFH ASSOCIATES LP
PARCEL NO.:	2008204919
PARCEL ADDRESS:	0999 CALIFORNIA ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,982,518.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 2 Hearing
Room 408, City Hall
Monday, May 04, 2009 To Monday, May 04, 2009
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0047
APPLICANT:	ESTATE OF TING PING LOUIE
PARCEL NO.:	1602 035
PARCEL ADDRESS:	0706 - 0708 43RD AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$657,097.00
APPLICANT'S OPINION:	$135,154.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0536
APPLICANT:	NAZ AUTO SERVICES, INC.
PARCEL NO.:	2623 006
PARCEL ADDRESS:	0376 CASTRO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,171,228.00
APPLICANT'S OPINION:	$868,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0537
APPLICANT: FEIGENBAUM, JERROLD
PARCEL NO.: 2608 012
PARCEL ADDRESS: 0064 0066 BUENA VISTA TER,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $1,146,103.00
APPLICANT'S OPINION: $458,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0538
APPLICANT: CHOU, LILY
PARCEL NO.: 1803 028
PARCEL ADDRESS: 1350 LA PLAYA,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $1,014,900.00
APPLICANT'S OPINION: $406,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0539
APPLICANT: HO, THERESA
PARCEL NO.: 1785 022
PARCEL ADDRESS: 1362 - 31ST AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $1,238,076.00
APPLICANT'S OPINION: $788,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0622
APPLICANT: DUNN, WEI
PARCEL NO.: 7259 021
PARCEL ADDRESS: 0040 GELLERT DR,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: $977,000.00
APPLICANT'S OPINION: $787,268.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

8) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0625
APPLICANT: DUNN, WEI
PARCEL NO.: 7259 021
PARCEL ADDRESS: 0040 GELLERT DR,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $977,000.00
APPLICANT'S OPINION: $787,268.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0918
APPLICANT: FARSIO 1999 REVOCABLE TRUST
PARCEL NO.: 0253A047
PARCEL ADDRESS: 1177 CALIFORNIA ST, 1412
TOPIC: Decline in Value
CURRENT ASSESSMENT: $585,960.00
APPLICANT'S OPINION: $380,874.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, May 4, 2009, at 9:35 a.m.

Present: Lousia Mendoza and Donna Crowder

Quorum present

Chairperson: Lousia Mendoza, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2008 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

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Appeal No.	Name	Disposition
2008-0622	Wei P. Dunn	Continued
2008-0625	Wei P. Dunn	Continued

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2008-0047	Estate of Ting Ping Louie	Postponed
2008-0536	Naz Auto Services, Inc	Withdrawn
2008-0537	Jerrold Feigenbaum	Withdrawn
2008-0538	Lily Chou	Withdrawn
2008-0539	Theresa Ho	Withdrawn
2008-0918	Farsio 1999 Revocable Trust	Withdrawn

There being no further business, the Board, at the hour of 11:30 a.m., recessed to reconvene Tuesday, May 5, 2009 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Monday, May 18, 2009

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, May 05, 2009 To Tuesday, May 05, 2009
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0494
APPLICANT:	PAN, ANGELA
PARCEL NO.:	0146 012
PARCEL ADDRESS:	1318 - 1324 STOCKTON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,549,635.00
APPLICANT'S OPINION:	$3,030,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0495
APPLICANT:	PAN, ANGELA
PARCEL NO.:	0146 012
PARCEL ADDRESS:	1318 - 1324 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,796,074.00
APPLICANT'S OPINION:	$3,200,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0595
APPLICANT: BUNDOX RESTAURANT INC
PARCEL NO.: 2008701157
PARCEL ADDRESS: L-11859 PIER 7 ,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $4,852,837.00
APPLICANT'S OPINION: $2,700,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Possessory Interest
ROLL TYPE: REGULAR
STATUS: POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0596
APPLICANT: BUNDOX RESTAURANT INC
PARCEL NO.: 2008200971
PARCEL ADDRESS: PIER 7 THE EMBARCADERO,
TOPIC: Penalty Assessment
CURRENT ASSESSMENT: $872,435.00
APPLICANT'S OPINION: $530,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0701
APPLICANT: KWAN, PAUL & JANE
PARCEL NO.: 0258 020
PARCEL ADDRESS: 0558 - 0560 GRANT AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $1,560,720.00
APPLICANT'S OPINION: $950,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0702
APPLICANT:	KWAN, PAUL & JANE
PARCEL NO.:	0271 003
PARCEL ADDRESS:	0425 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,303,787.00
APPLICANT'S OPINION:	$925,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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SEAL OF THE CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 2 Hearing
Room 408, City Hall
Tuesday, May 05, 2009 To Tuesday, May 05, 2009
9:30 AM (ALL DAY)

5/09

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0483
APPLICANT:	YOUSEF REALTY INVESTMENTS LLC
PARCEL NO.:	7324 001
PARCEL ADDRESS:	0061 0085 CAMBON DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,839,875.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0744
APPLICANT:	FONG, MONESA
PARCEL NO.:	7126A383
PARCEL ADDRESS:	8100 OCEANVIEW TER., #419
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$435,000.00
APPLICANT'S OPINION:	$330,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board 2 Hearing
Room 408, City Hall
Tuesday, May 05, 2009 To Tuesday, May 05, 2009
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0813
APPLICANT:	LUNNY, WALTER
PARCEL NO.:	2683 023
PARCEL ADDRESS:	0257 WARREN DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$912,636.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0884
APPLICANT:	SAN FRANCISCO EXAMINER
PARCEL NO.:	5231 004
PARCEL ADDRESS:	1995 EVANS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,823,628.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0886
APPLICANT:	SAN FRANCISCO EXAMINER
PARCEL NO.:	5231 005
PARCEL ADDRESS:	1995 EVANS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,819,484.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0887
APPLICANT: SAN FRANCISCO EXAMINER
PARCEL NO.: 5231 006
PARCEL ADDRESS: 1945 EVANS AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $1,851,912.00
APPLICANT'S OPINION: $1,054,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0920
APPLICANT: BOECKELS, STEPHEN
PARCEL NO.: 3533 161
PARCEL ADDRESS: 0270 VALENCIA ST, 503
TOPIC: Decline in Value
CURRENT ASSESSMENT: $732,960.00
APPLICANT'S OPINION: $575,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, May 5, 2009, at 9:30 a.m.

Present: Lousia Mendoza and John McGary

Quorum present

Chairperson: John McGary, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2008 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	**Name**	**Disposition**
2008-0483	Yousef Realty Investments LLC	Postponed at hearing

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application(s):

Appeal No.	**Name**	**Disposition**
2008-0744	Monesa Fong	Withdrawn
2008-0813	Walter Lunny	Withdrawn
2008-0884	San Francisco Examiner	Postponed
2008-0886	San Francisco Examiner	Postponed
2008-0887	San Francisco Examiner	Postponed
2008-0920	Stephen Boeckels	Withdrawn

There being no further business, the Board, at the hour of 10:00 a.m., recessed to reconvene Tuesday, May 12, 2009 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Monday, May 18, 2009

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, May 06, 2009 To Wednesday, May 06, 2009
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0532
APPLICANT:	WILLIAMS-SONOMA, INC
PARCEL NO.:	0112 001
PARCEL ADDRESS:	1051 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,083,156.00
APPLICANT'S OPINION:	$14,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0534
APPLICANT:	WILLIAMS-SONOMA, INC
PARCEL NO.:	0112 009
PARCEL ADDRESS:	1150 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$59,676,708.00
APPLICANT'S OPINION:	$29,500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0720
APPLICANT:	CA-580 CALIFORNIA STREET, LP
PARCEL NO.:	0240 007
PARCEL ADDRESS:	0580 CALIFORNIA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$95,475,000.00
APPLICANT'S OPINION:	$82,948,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	WITHDRAWN

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Disability Access – The hearing room is wheelchair accessible.

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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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SF
A77
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5/11/09

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, May 11, 2009 To Monday, May 11, 2009
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0666
APPLICANT:	ZIMMERMAN, STANLEY R. REVOC T
PARCEL NO.:	0654 005
PARCEL ADDRESS:	2001 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,498,393.00
APPLICANT'S OPINION:	$1,656,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0668
APPLICANT:	LOREN AUFDENKAMP TRUST
PARCEL NO.:	0502 007
PARCEL ADDRESS:	1345 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,712,712.00
APPLICANT'S OPINION:	$1,135,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0715
APPLICANT:	WARRIOR ROOSTER, LLC
PARCEL NO.:	0333 002
PARCEL ADDRESS:	0345 JONES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,551,589.00
APPLICANT'S OPINION:	$621,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0889
APPLICANT:	HEAVENLY DRAGON, LLC
PARCEL NO.:	0335 023
PARCEL ADDRESS:	0615 - 0629 ELLIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,465,947.00
APPLICANT'S OPINION:	$588,850.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0917
APPLICANT:	CHAN FAMILY LTD PARTNERSHIP
PARCEL NO.:	0148 020
PARCEL ADDRESS:	0871 - 0877 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,006,978.00
APPLICANT'S OPINION:	$2,400,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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SF
A77
#1
5/12/09

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, May 12, 2009 To Tuesday, May 12, 2009
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0309
APPLICANT:	RICHARDSON, PHILIP
PARCEL NO.:	7520 034
PARCEL ADDRESS:	0074 GOLD MINE DR,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,076,000.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0461
APPLICANT:	NG, TOMMY
PARCEL NO.:	6249 022
PARCEL ADDRESS:	2446 - 2458 BAY SHORE BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$700,000.00
APPLICANT'S OPINION:	$123,076.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0462
APPLICANT:	NG, TOMMY
PARCEL NO.:	6249 022
PARCEL ADDRESS:	2446 - 2458 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$714,000.00
APPLICANT'S OPINION:	$123,076.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0463
APPLICANT:	NG, TOMMY
PARCEL NO.:	6249 021
PARCEL ADDRESS:	2446 - 2458 BAY SHORE BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,205,000.00
APPLICANT'S OPINION:	$151,532.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0464
APPLICANT:	NG, TOMMY
PARCEL NO.:	6249 021
PARCEL ADDRESS:	2446 - 2458 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,229,100.00
APPLICANT'S OPINION:	$151,532.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, May 12, 2009, at 9:30 a.m.

Present: Margaret Ruxton, Fred Perez and John McGary

Quorum present

Chairperson: John McGary, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2006 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

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5/12/09

Appeal No.	Name	Disposition
2008-0309	Philip Richardson	A.V.Lowered (Board)

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2008-0461	Tommy Ng	Postponed
2008-0462	Tommy Ng	Postponed
2008-0463	Tommy Ng	Postponed
2008-0464	Tommy Ng	Postponed

There being no further business, the Board, at the hour of 10:55 a.m., recessed to reconvene Monday, May 18, 2009 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Monday, May 18, 2009

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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/13/09

Assessment Appeals Board 1 Hearing

Room 406, City Hall
Wednesday, May 13, 2009 To Wednesday, May 13, 2009
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0436
APPLICANT:	GLENBOROUGH San Francisco, LLC
PARCEL NO.:	3720 008
PARCEL ADDRESS:	0400 - 4000 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,316,859.00
APPLICANT'S OPINION:	$22,200,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0880
APPLICANT:	COMSTOCK OWNER, LLC
PARCEL NO.:	3747 320
PARCEL ADDRESS:	0355 - 0375 SITUS TO BE ASSIGNED ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$47,430,000.00
APPLICANT'S OPINION:	$24,189,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, May 13, 2009 To Wednesday, May 13, 2009
1:30 PM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0881
APPLICANT:	COMSTOCK OWNER, LLC
PARCEL NO.:	3747 320
PARCEL ADDRESS:	0355 - 0375 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$48,378,600.00
APPLICANT'S OPINION:	$24,189,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1058
APPLICANT:	MITCHELL, JOHN
PARCEL NO.:	0216 024
PARCEL ADDRESS:	1465 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,352,520.00
APPLICANT'S OPINION:	$1,150,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	POSTPONED

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, May 14, 2009 To Friday, May 15, 2009
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0206
APPLICANT:	NORDSTROM, INC.
PARCEL NO.:	7296 006
PARCEL ADDRESS:	0285 WINSTON DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,821,148.00
APPLICANT'S OPINION:	$17,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

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In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, May 14, 2009, at 9:40 a.m.

Present: Alec Lambie, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2007 assessment roll being present, the Board heard evidence and testimony from Dale Beckwith, witness for the applicant.

The Board went into closed session at the hour of 10:55 a.m. to hear confidential, trade secret testimony and evidence from the Mr. Beckwith, then reconvened in open session at the hour of 11:40 a.m. The Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2007-0206	Nordstrom, Inc.	Continued to 12:45 p.m.

RECESS

The Board, at the hour of 12:05 p.m., recessed to reconvene at 12:45 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 12:50 p.m.

Present: Alec Lambie, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Jeffrey Morris, Presiding

With the same parties present from the morning session, the Board heard assessor's cross-examination of Mr. Beckwith, followed by the assessor's evidence and testimony for its case in chief. Following the applicant's cross-examination of the assessor, the Board heard closing statements from both parties, and then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	**Name**	**Disposition**
2007-0206	Nordstrom, Inc.	Submitted

There being no further business, the Board, at the hour of 5:05 p.m., recessed to reconvene Wednesday, May 20, 2009 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board May 28, 2009

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Assessment Appeals Board 2 Hearing

Room 406, City Hall
Monday, May 18, 2009 To Monday, May 18, 2009
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0390
APPLICANT:	SHEN, MA LI
PARCEL NO.:	2166 030
PARCEL ADDRESS:	2090 - 47TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$298,722.00
APPLICANT'S OPINION:	$274,157.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0542
APPLICANT:	PHAM, MICKY TRUST
PARCEL NO.:	1342 008
PARCEL ADDRESS:	1522 LAKE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,964,275.00
APPLICANT'S OPINION:	$785,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0543
APPLICANT: BLANZ TRUST
PARCEL NO.: 1276 001
PARCEL ADDRESS: 1103 - 1107 SHRADER ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $1,663,618.00
APPLICANT'S OPINION: $666,200.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0544
APPLICANT: VO, TUAN DUC
PARCEL NO.: 1233 028
PARCEL ADDRESS: 1112 - 1114 MASONIC AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $996,419.00
APPLICANT'S OPINION: $399,813.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION: 2008-1038
APPLICANT: YU, YI HONG
PARCEL NO.: 6120 008
PARCEL ADDRESS: 0656 GIRARD ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $728,280.00
APPLICANT'S OPINION: $610,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2008-1301
APPLICANT: DWIGGINS, CHRISTINE
PARCEL NO.: 8708 176
PARCEL ADDRESS: 0235 BERRY ST, 513
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: $986,900.00
APPLICANT'S OPINION: $906,761.00
TAXABLE YEAR: 2007
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION: 2008-1426
APPLICANT: DEA, NORMA
PARCEL NO.: 3073 001
PARCEL ADDRESS: 0200 SANTA CLARA AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $3,448,925.00
APPLICANT'S OPINION: $2,900,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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Disability Access -- The hearing room is wheelchair accessible.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, May 18, 2009, at 9:30 a.m.

Present: Louisa Mendoza, Fred Perez and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took the following action on the respective applications:

177
2
/18/09

Appeal No.	**Name**	**Disposition**
2008-0390	Ma Li Shen	Denied
2008-1038	Yi Hong Yu	A.V.Lowered (Assessor)
2008-1426	Norma Dea	A.V.Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	**Name**	**Disposition**
2008-0542	Pham, Micky Trust	Withdrawn
2008-0543	Blanz Trust	Withdrawn
2008-0544	Tuan Duc Vo	Withdrawn
2008-1301	Christine Dwiggins	Postponed

There being no further business, the Board, at the hour of 11:35 a.m., recessed to reconvene Tuesday, May 19, 2009 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Du

Dawn Duran
Administrator

Approved by the Board on Wednesday, July 8,2009

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SEAL OF THE CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

SF
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5/19/09

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, May 19, 2009 To Tuesday, May 19, 2009
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0199
APPLICANT:	EPIS, BARBARA
PARCEL NO.:	1805 012
PARCEL ADDRESS:	1453 - 48TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$922,035.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0955
APPLICANT:	TIRONA, MILAGROS
PARCEL NO.:	6346 014
PARCEL ADDRESS:	4995A MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$870,470.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0998
APPLICANT: BATH & BEYOND
PARCEL NO.: 3951 006
PARCEL ADDRESS: 1350 - 17TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $4,723,710.00
APPLICANT'S OPINION: $3,000,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION: 2008-1021
APPLICANT: MCLAUGHLIN, THOMAS PROPERTY TRUST
PARCEL NO.: 1022 018
PARCEL ADDRESS: 3277 - SACRAMENTO ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: $805,507.00
APPLICANT'S OPINION: $773,602.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR
STATUS: WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION: 2008-1039
APPLICANT: REID, CHRISTOPHER
PARCEL NO.: 8702 128
PARCEL ADDRESS: 0250 KING ST, #1514
TOPIC: Decline in Value
CURRENT ASSESSMENT: $847,926.00
APPLICANT'S OPINION: $786,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, May 19, 2009 To Tuesday, May 19, 2009
9:30 AM (ALL DAY)

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1042
APPLICANT:	LAU, CECILIA
PARCEL NO.:	4991 291
PARCEL ADDRESS:	0001 CRESENT WAY, #1110
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$564,856.00
APPLICANT'S OPINION:	$354,932.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1043
APPLICANT:	SIERRA HEIGHTS, LLC
PARCEL NO.:	4101 068
PARCEL ADDRESS:	069 TEXAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$955,225.00
APPLICANT'S OPINION:	$703,750.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, May 19, 2009, at 9:37 a.m.

Present: Louisa Mendoza, Margaret Ruxton and John McGary

Quorum present

Chairperson: Margaret Ruxton, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2008 assessment roll year being present and heard, the Board took the following action on the respective application:

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#2
5/19/09

Appeal No.	**Name**	**Disposition**
2008-0199	Barbara Epis	Denied

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	**Name**	**Disposition**
2008-0955	Milagros Tirona	Postponed
2008-0998	Bath & Beyond	Withdrawn
2008-1021	McLaughlin, Thomas Property	Withdrawn
2008-1039	Christopher Reid	Withdrawn
2008-1042	Cecilia Lau	Withdrawn
2008-1043	Sierra Heights, LLC	Postponed

There being no further business, the Board, at the hour of 11:05 a.m., recessed to reconvene Thursday, June 18, 2009 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Wednesday, July 8, 2009

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, May 20, 2009
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION: 2006-0676
APPLICANT: WARFIELD THEATER LLC
PARCEL NO.: 0342 007
PARCEL ADDRESS: 0982 - 0998 MARKET ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: $10,515,000.00
APPLICANT'S OPINION: $6,000,000.00
TAXABLE YEAR: 2004
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION: 2006-0677
APPLICANT: WARFIELD THEATER LLC
PARCEL NO.: 0342 007
PARCEL ADDRESS: 0982 - 0998 MARKET ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $10,725,300.00
APPLICANT'S OPINION: $5,400,000.00
TAXABLE YEAR: 2006
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

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Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, May 20, 2009
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0678
APPLICANT:	WARFIELD THEATER LLC
PARCEL NO.:	0342 007
PARCEL ADDRESS:	0982 - 0998 MARKET ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$10,515,000.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0540
APPLICANT:	WARFIELD THEATER LLC
PARCEL NO.:	0342 007
PARCEL ADDRESS:	0982 - 0998 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,939,806.00
APPLICANT'S OPINION:	$5,400,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, May 20, 2009
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION: 2006-0979
APPLICANT: ORCHARD GARDEN INC.
PARCEL NO.: 0270 042
PARCEL ADDRESS: 0466V BUSH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $6,050,000.00
APPLICANT'S OPINION: $4,000,000.00
TAXABLE YEAR: 2005
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

3) Hearing, discussion, and possible action involving:

APPLICATION: 2006-0980
APPLICANT: ORCHARD GARDEN INC.
PARCEL NO.: 0270 042
PARCEL ADDRESS: 0466V BUSH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $6,171,000.00
APPLICANT'S OPINION: $4,000,000.00
TAXABLE YEAR: 2006
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, May 20, 2009
1:30 PM

4) Hearing, discussion, and possible action involving:

APPLICATION: 2006-1027
APPLICANT: ORCHARD GARDEN INC.
PARCEL NO.: 0270 042
PARCEL ADDRESS: 0466V BUSH ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: $6,050,000.00
APPLICANT'S OPINION: $4,000,000.00
TAXABLE YEAR: 2004
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

5) Discussion and possible action involving:

APPLICATION: 2008-1846
APPLICANT: PIYANOOT MOLIDPIREE
PARCEL NO.: 2428 008V
PARCEL ADDRESS: 2595 – 27TH AVE.
TOPIC: Board to consider applicant's request to reinstate application; previously denied for lack of appearance on March 31, 2009 scheduled hearing date.
CURRENT ASSESSMENT: $951,898.00
APPLICANT'S OPINION: $829,946.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Discussion and possible action involving:

APPLICATION: 2006-1209
APPLICANT: FOLSOM VENTURE, LLC
PARCEL NO.: 3750 090
PARCEL ADDRESS: 0631 FOLSOM ST.
TOPIC: Board to consider applicant's request to reinstate application; previously denied for lack of appearance on April 13, 2009 scheduled hearing date.
CURRENT ASSESSMENT: $19,000,000.00
APPLICANT'S OPINION: $9,500,000.00
TAXABLE YEAR: 2005
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

7) Discussion and possible action involving:

APPLICATION: 2008-1093
APPLICANT: DOUGLAS OTA
PARCEL NO.: 0915 018
PARCEL ADDRESS: 2228 BEACH ST.
TOPIC: Board to consider applicant's request to reinstate application; previously withdrawn on March 23, 2009.
CURRENT ASSESSMENT: $870,190.00
APPLICANT'S OPINION: $750,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, May 20, 2009
1:30 PM

8) Discussion and possible action involving:

APPLICATION:	2008-1093
APPLICANT:	DOUGLAS OTA
PARCEL NO.:	0915 018
PARCEL ADDRESS:	2228 BEACH ST.
TOPIC:	Contingent upon Board's decision to reinstate application (see item 7 above) Board to consider applicant's February 16, 2009 letter, requesting to amend application to also reflect an appeal on the base year value of subject property.
CURRENT ASSESSMENT:	$870,190.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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* Public comment will be taken on every item on the agenda.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, May 20, 2009, at 9:32 a.m.

Present: Gregory Blaine, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board heard evidence and testimony from both parties in support of an agreed-upon value for the 2004 supplemental assessment. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2006-0676	Warfield Theater, LLC	Verbal Stipulated Value Approved by Board
2006-0677	Warfield Theater, LLC	Withdrawn at hearing
2006-0678	Warfield Theater, LLC	Verbal Stipulated Value Approved by Board
2007-0540	Warfield Theater, LLC	Withdrawn at hearing

RECESS

The Board, at the hour of 10:55 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:35 p.m.

Present: Gregory Blaine, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	**Name**	**Disposition**
2006-0979	Orchard Garden, Inc.	Withdrawn at hearing
2006-0980	Orchard Garden, Inc.	Withdrawn at hearing
2006-1027	Orchard Garden, Inc.	Submitted
2006-1209	Folsom Venture, LLC	Reinstated application, which was previously denied for lack of appearance.
2007-1093	Douglas Ota	Reinstated application, which was previously withdrawn; Approved request to amend application to include appeal of the base year value.
2007-1846	Piyanoot Molidpiree	Reinstated application, which was previously denied for lack of appearance.

There being no further business, the Board, at the hour of 3:45 p.m., recessed to reconvene Tuesday, May 26, 2009 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board June 26, 2009

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, May 26, 2009 To Friday, May 29, 2009
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION: 2003-1663
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 027
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $41,788,701.00
APPLICANT'S OPINION: $20,000,000.00
TAXABLE YEAR: 2003
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

05-21-09P12:18 RCVD

3) Hearing, discussion, and possible action involving:

APPLICATION: 2003-1664
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 029
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $32,952,598.00
APPLICANT'S OPINION: $20,000,000.00
TAXABLE YEAR: 2003
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION: 2003-1665
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 035
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $1,779,372.00
APPLICANT'S OPINION: $1,000,000.00
TAXABLE YEAR: 2003
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2004-0906
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 035
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $1,812,592.00
APPLICANT'S OPINION: $1,000,000.00
TAXABLE YEAR: 2004
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2004-0907
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 029
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $33,567,822.00
APPLICANT'S OPINION: $10,000,000.00
TAXABLE YEAR: 2004
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2004-0908
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 027
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $42,568,895.00
APPLICANT'S OPINION: $10,000,000.00
TAXABLE YEAR: 2004
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION: 2005-0732
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 027
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $43,420,272.00
APPLICANT'S OPINION: $20,000,000.00
TAXABLE YEAR: 2005
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2005-0733
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 029
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $34,239,178.00
APPLICANT'S OPINION: $14,000,000.00
TAXABLE YEAR: 2005
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2005-0734
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 035
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $1,848,843.00
APPLICANT'S OPINION: $1,000,000.00
TAXABLE YEAR: 2005
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2006-0609
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 027
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $54,051,035.00
APPLICANT'S OPINION: $28,475,000.00
TAXABLE YEAR: 2006
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0610
APPLICANT:	MARRIOTT INTERNATIONAL, INC.
PARCEL NO.:	3736 029
PARCEL ADDRESS:	2990 2ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$39,997,766.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0611
APPLICANT:	MARRIOTT INTERNATIONAL, INC.
PARCEL NO.:	3736 035
PARCEL ADDRESS:	2990 2ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,243,058.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0626
APPLICANT:	MARRIOTT INTERNATIONAL, INC.
PARCEL NO.:	3736 027
PARCEL ADDRESS:	2990 2ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$55,132,055.00
APPLICANT'S OPINION:	$37,250,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0627
APPLICANT:	MARRIOTT INTERNATIONAL, INC.
PARCEL NO.:	3736 029
PARCEL ADDRESS:	2990 2ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$40,797,720.00
APPLICANT'S OPINION:	$28,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0628
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 035
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $3,307,918.00
APPLICANT'S OPINION: $2,700,000.00
TAXABLE YEAR: 2007
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0788
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 027
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: $40,000,000.00
APPLICANT'S OPINION: $20,000,000.00
TAXABLE YEAR: 2002
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

18) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0789
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 029
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: $33,000,000.00
APPLICANT'S OPINION: $20,000,000.00
TAXABLE YEAR: 2002
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

19) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0790
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 035
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: $2,500,000.00
APPLICANT'S OPINION: $1,000,000.00
TAXABLE YEAR: 2002
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

20) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0791
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 027
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $40,800,000.00
APPLICANT'S OPINION: $20,000,000.00
TAXABLE YEAR: 2003
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

21) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0792
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 029
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $33,660,000.00
APPLICANT'S OPINION: $20,000,000.00
TAXABLE YEAR: 2003
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

22) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0793
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 035
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $2,550,000.00
APPLICANT'S OPINION: $1,000,000.00
TAXABLE YEAR: 2003
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

23) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0794
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 027
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $41,561,736.00
APPLICANT'S OPINION: $20,000,000.00
TAXABLE YEAR: 2004
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

24) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0795
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 029
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $34,288,431.00
APPLICANT'S OPINION: ($14,156,174.00)
TAXABLE YEAR: 2004
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

25) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0796
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 035
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $2,597,608.00
APPLICANT'S OPINION: ($1,519,521.00)
TAXABLE YEAR: 2004
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

26) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0797
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 027
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $42,392,970.00
APPLICANT'S OPINION: $20,000,000.00
TAXABLE YEAR: 2005
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

27) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0798
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 029
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $34,974,199.00
APPLICANT'S OPINION: ($14,239,298.00)
TAXABLE YEAR: 2005
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

28) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0799
APPLICANT:	MARRIOTT INTERNATIONAL, INC.
PARCEL NO.:	3736 035
PARCEL ADDRESS:	2990 2ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,649,559.00
APPLICANT'S OPINION:	($1,529,911.00)
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Frank Darby by mail to Administrator, Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD
JOURNAL OF PROCEEDINGS

In the meeting of Assessment Appeals Board 1 of the City and County of San Francisco, Tuesday, May 26, 2009 at 9:30 AM

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Present:

Board Member	Lawrence Lee
Board Member	Gregory Blaine
Chairperson	Diane Robinson

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for the years listed being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications:

No.	Name	Disposition	Assessment Roll
2003-1663	MARRIOTT INTERNATIONAL, INC.	WITHDRAWN AT HEARING	2003 Regular
2003-1664	MARRIOTT INTERNATIONAL, INC.	WITHDRAWN AT HEARING	2003 Regular
2003-1665	MARRIOTT INTERNATIONAL, INC.	WITHDRAWN AT HEARING	2003 Regular
2004-0906	MARRIOTT INTERNATIONAL, INC.	WITHDRAWN AT HEARING	2004 Regular
2004-0907	MARRIOTT INTERNATIONAL, INC.	WITHDRAWN AT HEARING	2004 Regular
2004-0908	MARRIOTT INTERNATIONAL, INC.	WITHDRAWN AT HEARING	2004 Regular
2005-0732	MARRIOTT INTERNATIONAL, INC.	WITHDRAWN AT HEARING	2005 Regular
2005-0733	MARRIOTT INTERNATIONAL, INC.	WITHDRAWN AT HEARING	2005 Regular
2005-0734	MARRIOTT INTERNATIONAL, INC.	WITHDRAWN AT HEARING	2005 Regular
2006-0609	MARRIOTT INTERNATIONAL, INC.	PREVIOUSLY WITHDRAWN	2006 Regular
2006-0610	MARRIOTT INTERNATIONAL, INC.	PREVIOUSLY WITHDRAWN	2006 Regular
2006-0611	MARRIOTT INTERNATIONAL, INC.	PREVIOUSLY WITHDRAWN	2006 Regular
2007-0626	MARRIOTT INTERNATIONAL, INC.	PREVIOUSLY WITHDRAWN	2007 Regular
2007-0627	MARRIOTT INTERNATIONAL, INC.	PREVIOUSLY WITHDRAWN	2007 Regular
2007-0628	MARRIOTT INTERNATIONAL, INC.	PREVIOUSLY WITHDRAWN	2007 Regular
2007-0788	MARRIOTT INTERNATIONAL, INC.	WITHDRAWN AT HEARING	2002 Supplemental
2007-0789	MARRIOTT INTERNATIONAL, INC.	WITHDRAWN AT HEARING	2002 Supplemental
2007-0790	MARRIOTT INTERNATIONAL, INC.	WITHDRAWN AT HEARING	2002 Supplemental
2007-0791	MARRIOTT INTERNATIONAL, INC.	VERBAL STIPULATED VALUE APPROVED	2003 Escape
2007-0792	MARRIOTT INTERNATIONAL, INC.	VERBAL STIPULATED VALUE APPROVED	2003 Escape
2007-0793	MARRIOTT INTERNATIONAL, INC.	VERBAL STIPULATED VALUE APPROVED	2003 Escape
2007-0794	MARRIOTT INTERNATIONAL, INC.	VERBAL STIPULATED VALUE APPROVED	2004 Escape
2007-0795	MARRIOTT INTERNATIONAL, INC.	VERBAL STIPULATED VALUE APPROVED	2004 Escape
2007-0796	MARRIOTT INTERNATIONAL, INC.	VERBAL STIPULATED VALUE APPROVED	2004 Escape
2007-0797	MARRIOTT INTERNATIONAL, INC.	VERBAL STIPULATED VALUE APPROVED	2005 Escape
2007-0798	MARRIOTT INTERNATIONAL, INC.	VERBAL STIPULATED VALUE APPROVED	2005 Escape
2007-0799	MARRIOTT INTERNATIONAL, INC.	VERBAL STIPULATED VALUE APPROVED	2005 Escape

There being no further business, the Board, at the hour of 11:56 a.m. recessed to reconvene on June 1, 2009 at 9:20 a.m.

Angela Calvillo
Clerk of the Board

Dawn Duran
Dawn P. Duran
Administrator

Approved by the Board May 28, 2009

Phone: (415) 554-6778
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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

FAXED

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, MAY 28, 2009
9:30 AM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to deliberate and to take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION 2006-1027

APPLICANT:	ORCHARD GARDEN INC.
PARCEL NO.:	0270 042
PARCEL ADDRESS:	0466V BUSH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$6,050,000.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, May 28, 2009, at 9:33 a.m.

Present: Gregory Blaine, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

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With no public present for comment, the Board went into closed session at the hour of 9:38 to deliberate valuation for the below listed application. At the hour of 10:50 a.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	**Name**	**Disposition**
2006-1027	Orchard Garden, Inc.	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 10:58 a.m., recessed to reconvene Monday, June 8, 2009 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board June 11, 2009

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SEAL OF THE CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

FAXED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeal Board 1 Hearing
Room 406, City Hall
Monday, June 08, 2009 To Tuesday, June 09, 2009
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2006-1276
APPLICANT:	550 TERRY FRANCOIS BLVD LLC
PARCEL NO.:	8721 011
PARCEL ADDRESS:	0550 TERRY A. FRANCOIS BL ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$161,836,146.00
APPLICANT'S OPINION:	$100,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0347
APPLICANT:	GAP, INC.
PARCEL NO.:	2007208845
PARCEL ADDRESS:	0550 TERRY A. FRANCOIS BL ,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$34,971,132.00
APPLICANT'S OPINION:	$17,300,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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JUN 04 2009
Assessment Appeals Board

Assessment Appeal Board 1 Hearing
Room 406, City Hall
Monday, June 08, 2009 To Tuesday, June 09, 2009
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0541
APPLICANT:	GAP, INC.
PARCEL NO.:	8721 011
PARCEL ADDRESS:	0550 TERRY A. FRANCOIS BL ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$142,800,000.00
APPLICANT'S OPINION:	$71,400,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

FAXED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, June 11, 2009
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0241
APPLICANT:	PAYNE, JAMES
PARCEL NO.:	2006704093
PARCEL ADDRESS:	L13847-P29-SHED/LAND*PI#807775 ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$146,000.00
APPLICANT'S OPINION:	$64,504.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	BASE YEAR

06-04-09P01:11 RCVD

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0242
APPLICANT:	PAYNE, JAMES
PARCEL NO.:	2008701397
PARCEL ADDRESS:	L13847-P29-SHED/LAND ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$151,898.00
APPLICANT'S OPINION:	$64,504.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

DATE POSTED
JUN 0 4 2009
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, June 11, 2009
9:30 AM

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JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, June 11, 2009, at 9:30 a.m.

Present: Gregory Blaine, Lawrence Lee and Jeffrey Morris

Quorum present

Chairperson: Jeffrey Morris, Presiding

/09

The following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	**Name**	**Disposition**
2008-0241	James Payne	Submitted-continued to 6/15/09 at 1:30 pm for closed deliberations
2008-0242	James Payne	Same as above

There being no further business, the Board, at the hour of 11:41 a.m., recessed to reconvene Monday, June 15, 2009 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board June 15, 2009

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
MONDAY, JUNE 15, 2009
9:30 AM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with counsel to deliberate and to take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION 2005-0109

APPLICANT: HONORWAY INVESTMENT CORP
PARCEL NO.: 0265 003
PARCEL ADDRESS: 0388 MARKET ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $1,217,822.00
APPLICANT'S OPINION: $660,000.00
TAXABLE YEAR: 2005
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

06-09-09A10:50 RCVD

B. APPLICATION 2005-0110

APPLICANT: HONORWAY INVESTMENT CORP
PARCEL NO.: 0265 004
PARCEL ADDRESS: 0388 MARKET ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $10,121,741.00
APPLICANT'S OPINION: $5,482,607.00
TAXABLE YEAR: 2005
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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C. APPLICATION 2005-0111

APPLICANT:	HONORWAY INVESTMENT CORP
PARCEL NO.:	0265 005
PARCEL ADDRESS:	0388 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$62,506,624.00
APPLICANT'S OPINION:	$33,857,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, June 15, 2009 at 9:58 a.m.

Present: Alec Lambie and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

Deputy City Attorney Marie Blits

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With no public present for comment, the Board went into closed session at the hour of 10:05 a.m. with legal counsel to review documents and continue its deliberation preparing findings of fact for the below listed applications. At the hour of 11:35 a.m. the Board reconvened in open session and took no action, as specified below, on the original of the respective applications:

Appeal No.	**Name**	**Disposition**
2005-0109	Honorway Investments	Continued its deliberations to Monday, June 22, 2009.
2005-0110	Honorway Investments	Same as above.
2005-0111	Honorway Investments	Same as above.

RECESS

The Board, at the hour of 11:38 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 2:30 p.m.

Present: Jeffrey Morris, Gregory Blaine and Lawrence Lee

Quorum present

Chairperson: Jeffrey Morris, Presiding

With no public present for comment, the Board went into closed session at the hour of 2:35 p.m. to deliberate valuation on the below listed applications. At the hour of 3:42 p.m. the Board reconvened in open session and took action, as specified under this date, on the original of the respective applications:

Appeal No.	**Name**	**Disposition**
2008-0241	James Payne	A.V. Lowered (Board)
2008-0242	James Payne	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 3:45 p.m. recessed to reconvene Tuesday, June 16, 2009, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board June 26, 2009

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, June 16, 2009
9:30 AM (ALL DAY)

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#1
6/16/09

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action regarding Taxpayer's request for the Board to consider accepting a new application as timely filed for a 2006 supplemental assessment on a twin building (block 1406, lot 038 / 322-324 – 28th Avenue) to that of the below listed application, which was previously heard and decided on April 6, 2009:

APPLICATION:	2006-1374
APPLICANT:	SHING KIT LEE
PARCEL NO.:	1406 037
PARCEL ADDRESS:	326 – 328 28th AVENUE
TOPIC:	Base Year/Change in Ownership-Incorrect Value
PREVIOUS ASSESSMENT:	$1,672,975.00
BOARD DECISION:	$1,507,975.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0036
APPLICANT:	MERVYNS HOLDINGS, LLC
PARCEL NO.:	1094 001
PARCEL ADDRESS:	2675 GEARY BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$60,127,200.00
APPLICANT'S OPINION:	$36,452,274.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1078
APPLICANT:	VARNI, ROBERT
PARCEL NO.:	0224 049
PARCEL ADDRESS:	0010 MILLER PL, 1001
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$469,775.00
APPLICANT'S OPINION:	$328,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1096
APPLICANT:	BECKMAN, CINDY
PARCEL NO.:	0922 027
PARCEL ADDRESS:	3444 - 3446 BRODERICK ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,345,515.00
APPLICANT'S OPINION:	$1,136,718.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1102
APPLICANT:	VARNI, ROBERT
PARCEL NO.:	0224 049
PARCEL ADDRESS:	0010 MILLER PL, 1001
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$454,146.00
APPLICANT'S OPINION:	$328,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1103
APPLICANT:	VARNI, ROBERT
PARCEL NO.:	0224 049
PARCEL ADDRESS:	0010 MILLER PL, 1001
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$463,275.00
APPLICANT'S OPINION:	$328,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND SUPPLEMENTAL
STATUS:	POSTPONED

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SEAL OF THE CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, June 16, 2009
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2006-1209
APPLICANT:	FOLSOM VENTURES, LLC
PARCEL NO.:	3750 090
PARCEL ADDRESS:	0631 FOLSOM ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$19,000,000.00
APPLICANT'S OPINION:	$13,422,700.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0606
APPLICANT:	SFGC ASSOCIATES, LLC
PARCEL NO.:	3780 007A
PARCEL ADDRESS:	0545 - 0599 08TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,317,382.00
APPLICANT'S OPINION:	$3,694,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0607
APPLICANT: SFGC ASSOCIATES, LLC
PARCEL NO.: 3780 006
PARCEL ADDRESS: 0866 - 0870 BRANNAN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $11,406,179.00
APPLICANT'S OPINION: $3,421,000.00
TAXABLE YEAR: 2007
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0608
APPLICANT: SFGC ASSOCIATES, LLC
PARCEL NO.: 3780 007
PARCEL ADDRESS: 0870 BRANNAN ST,
TOPIC:
CURRENT ASSESSMENT: $3,407,174.00
APPLICANT'S OPINION: $1,022,000.00
TAXABLE YEAR: 2007
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0609
APPLICANT: LAPIN ASSOCIATES
PARCEL NO.: 3780 072
PARCEL ADDRESS: 0850 - 0860 BRANNAN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $14,421,522.00
APPLICANT'S OPINION: $4,326,000.00
TAXABLE YEAR: 2007
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION: 2007-0635
APPLICANT: MISSION & STEUART HOTEL PARTNERS dba HOTEL VITALE
PARCEL NO.: 2007710331
PARCEL ADDRESS: ,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $59,302,800.00
APPLICANT'S OPINION: $44,400,000.00
TAXABLE YEAR: 2007
APPEAL TYPE: Possessory Interest
ROLL TYPE: REGULAR

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, June 16, 2009
1:30 PM

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0348
APPLICANT:	BROWN, THEODORE
PARCEL NO.:	0059 003
PARCEL ADDRESS:	1620 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,938,318.00
APPLICANT'S OPINION:	$2,611,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, June 16, 2009, at 9:30 a.m.

Present: Alec Lambie, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2004 supplemental assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	**Name**	**Disposition**
2006-1374	Shing Kit Lee	Submitted-to consider accepting a new 2004 supplemental appeal as timely filed for the twin building, known as block 1406, lot 038

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	**Name**	**Disposition**
2008-0036	Mervyns Holding, LLC	Postponed
2008-1708	Robert Varni	Postponed
2008-1096	Cindy Beckman	Postponed
2008-1102	Robert Varni	Postponed
2008-1103	Robert Varni	Postponed

RECESS

The Board, at the hour of 10:45 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:40 p.m.

Present: Alec Lambie, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

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The following listed applicant for change in the assessed valuation of property affecting the 2007 assessment roll being present, the Board evidence and testimony from both parties regarding an agreed-upon value, and then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	**Name**	**Disposition**
2007-0635	Mission & Steuart Hotel Partners dba Hotal Vitale	Approved verbal stipulated value

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	**Name**	**Disposition**
2006-1209	Folsom Ventures, LLC	Postponed
2007-0606	SFGC Associates, LLC	Withdrawn
2007-0607	SFGC Associates, LLC	Withdrawn
2007-0608	SFGC Associates, LLC	Withdrawn
2007-0609	Lapin Associates	Withdrawn
2008-0348	Theodore Brown	Withdrawn

There being no further business, the Board, at the hour of 2:35 p.m. recessed to reconvene Wednesday, June 17, 2009 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board June 22, 2009

Phone: (415) 554-6778
Fax: (415) 554-6775
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
WEDNESDAY, JUNE 17, 2009
9:30 AM

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---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to review additional documents submitted by the parties, to deliberate and to take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION 2007-0206

APPLICANT:	NORDSTROM, INC.
PARCEL NO.:	7296 006
PARCEL ADDRESS:	0285 WINSTON DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,821,148.00
APPLICANT'S OPINION:	$17,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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ASSESSMENT APPEALS BOARD
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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7

18/09

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, June 18, 2009 To Thursday, June 18, 2009
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0461
APPLICANT:	NG, TOMMY
PARCEL NO.:	6249 022
PARCEL ADDRESS:	2446 2458 BAY SHORE BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$700,000.00
APPLICANT'S OPINION:	$123,076.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

06-11-09P12:20 RCVD

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0462
APPLICANT:	NG, TOMMY
PARCEL NO.:	6249 022
PARCEL ADDRESS:	2446 2458 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$714,000.00
APPLICANT'S OPINION:	$123,076.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0463
APPLICANT: NG, TOMMY
PARCEL NO.: 6249 021
PARCEL ADDRESS: 2446 2458 BAY SHORE BLVD,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: $1,205,000.00
APPLICANT'S OPINION: $151,532.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2008-0464
APPLICANT: NG, TOMMY
PARCEL NO.: 6249 021
PARCEL ADDRESS: 2446 2458 BAY SHORE BLVD,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $1,229,100.00
APPLICANT'S OPINION: $151,532.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2008-1496
APPLICANT: JONES, SUSAN
PARCEL NO.: 1155 018
PARCEL ADDRESS: 0914 DIVISADERO ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $1,555,339.00
APPLICANT'S OPINION: $1,032,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1963
APPLICANT:	PECK, JESSICA
PARCEL NO.:	0622 064
PARCEL ADDRESS:	1776 SACRAMENTO ST, 701
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$736,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2059
APPLICANT:	CHIEM, CYNTHIA
PARCEL NO.:	1703 021
PARCEL ADDRESS:	4624 4626 IRVING ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,400,000.00
APPLICANT'S OPINION:	$799,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2060
APPLICANT:	CHIEM, CYNTHIA
PARCEL NO.:	1703 021
PARCEL ADDRESS:	4624 4626 IRVING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,400,000.00
APPLICANT'S OPINION:	$799,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

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In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, June 18, 2009, at 9:38 a.m.

Present: Louisa Mendoza, John McGary and Meg Ruxton

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board bifurcated the below listed applications and at the hour of 10:10 a.m. went into closed session to deliberate whether or not the request of amending the applications to be accepted as timely filed for supplemental appeals could be heard at this time.

At the hour of 10:23, the Board reconvened in open session and took action by allowing the petitioner, Lucky Ng, to present his case in support of amending the below applications as timely filed for 2006/07 supplemental appeals, and then took the following action with respective to the below applications:

Appeal No.	**Name**	**Disposition**
2008-0461	Tommy Ng	Submitted-for consideration of accepting as timely filed for 2006/07 supplemental appeal
2008-0463	Tommy Ng	Same as above

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took the following action, as specified under this date, on the original of the respective applications:

Appeal No.	**Name**	**Disposition**
2008-0462	Tommy Ng	Postponed until decision on timely filing is issued on appeal 2008-0461
2008-0464	Tommy Ng	Postponed until decision on timely filing is issued on appeal 2008-0463
2008-2059	Cynthia Chiem	Denied
2008-2060	Cynthia Chiem	Submitted

At the hour of 11:32 a.m., the Board went into closed session to deliberate on the three applications that were taken under submission during the morning proceedings. At the hour of 11:57 a.m., the Board reconvened in open session and took the following action, as specified under this date, on the original applications:'

Appeal No.	**Name**	**Disposition**
2008-0461	Tommy Ng	Denied request to accept application as timely filed for 2006/07 supplemental; reschedule for evidentiary hearing on valuation.
2008-0463	Tommy Ng	Same as above
2008-2060	Cynthia Chiem	Denied

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	**Name**	**Disposition**
2008-1496	Susan Jones	Postponed
2008-1963	Jessica Peck	Postponed

There being no further business, the Board, at the hour of 12:03 p.m., recessed to reconvene Tuesday, June 30, 2009 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Wednesday, July 8, 2009

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

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NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
MONDAY, JUNE 22, 2009
9:30 AM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with counsel to continue deliberations and to take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION 2005-0109

APPLICANT:	HONORWAY INVESTMENT CORP
PARCEL NO.:	0265 003
PARCEL ADDRESS:	0388 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,217,822.00
APPLICANT'S OPINION:	$660,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

B. APPLICATION 2005-0110

APPLICANT:	HONORWAY INVESTMENT CORP
PARCEL NO.:	0265 004
PARCEL ADDRESS:	0388 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,121,741.00
APPLICANT'S OPINION:	$5,482,607.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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C. APPLICATION 2005-0111

APPLICANT:	HONORWAY INVESTMENT CORP
PARCEL NO.:	0265 005
PARCEL ADDRESS:	0388 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$62,506,624.00
APPLICANT'S OPINION:	$33,857,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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City Hall, Room 405
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NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
MONDAY, JUNE 22, 2009
11:30 AM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with counsel to discuss, deliberate and take possible action on Taxpayer's request for the Board to consider accepting a new application as timely filed for a 2006 supplemental assessment on the twin building (block 1406, lot 038 / 322-324 – 28th Avenue) to that of the below listed application, which was previously heard and decided on April 6, 2009:

APPLICATION 2006-1374

APPLICANT:	SHING KIT LEE
PARCEL NO.:	1406 037
PARCEL ADDRESS:	326 – 328 28th AVENUE
TOPIC:	Base Year/Completion of New Construction-Incorrect Value
PREVIOUS ASSESSMENT:	$1,672,975.00
BOARD DECISION:	$1,507,975.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, June 23, 2009 To Thursday, June 25, 2009
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0736
APPLICANT:	HOST MARRIOTT CORPORATION
PARCEL NO.:	0257 012
PARCEL	0600 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$178,926,795.00
APPLICANT'S	$53,342,389.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0615
APPLICANT:	HOST MARRIOTT CORPORATION
PARCEL NO.:	0257 012
PARCEL	0600 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$182,324,684.00
APPLICANT'S	$48,228,590.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, June 23, 2009 To Thursday, June 25, 2009
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0582
APPLICANT:	HOST HOTELS & RESORTS, INC
PARCEL NO.:	0257 012
PARCEL	0600 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$186,299,807.00
APPLICANT'S	$103,228,592.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0629
APPLICANT:	MARRIOTT INTERNATIONAL, INC.
PARCEL NO.:	0297 028
PARCEL	0500 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$53,496,451.00
APPLICANT'S	$30,999,600.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1519
APPLICANT:	MARRIOTT INTERNATIONAL, INC.
PARCEL NO.:	0297 028
PARCEL	0500 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$60,031,563.00
APPLICANT'S	$58,465,184.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, June 23, 2009 To Thursday, June 25, 2009
9:30 AM (ALL DAY)

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, June 23, 2009, at 9:32 a.m.

Present: Greg Blaine, Alec Lambie and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board heard evidence and testimony from both parties regarding agreed-upon values for all years at issue. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	**Name**	**Disposition**
2005-0736	Host Marriott Corporation	Verbal Stipulated Value Approved
2006-0615	Host Marriott Corporation	Same as above
2007-0582	Host Marriott Corporation	Same as above

There being no further business, the Board, at the hour of 11:08 a.m., recessed to reconvene Monday, June 29, 2009 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board June 26, 2009

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Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, JUNE 26, 2009
9:30 AM

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Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with counsel to continue deliberations and to take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION 2005-0109

APPLICANT:	HONORWAY INVESTMENT CORP
PARCEL NO.:	0265 003
PARCEL ADDRESS:	0388 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,217,822.00
APPLICANT'S OPINION:	$660,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

B. APPLICATION 2005-0110

APPLICANT:	HONORWAY INVESTMENT CORP
PARCEL NO.:	0265 004
PARCEL ADDRESS:	0388 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,121,741.00
APPLICANT'S OPINION:	$5,482,607.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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C. APPLICATION 2005-0111

APPLICANT:	HONORWAY INVESTMENT CORP
PARCEL NO.:	0265 005
PARCEL ADDRESS:	0388 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$62,506,624.00
APPLICANT'S OPINION:	$33,857,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Frank Darby by mail to Administrator, Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, JUNE 26, 2009
12:00 PM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to review additional documents submitted by the parties, to deliberate and to take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION 2007-0206

APPLICANT:	NORDSTROM, INC.
PARCEL NO.:	7296 006
PARCEL ADDRESS:	0285 WINSTON DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,821,148.00
APPLICANT'S OPINION:	$17,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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Assessment Appeals Board

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, June 26, 2009 at 12:06 p.m.

Present: Alec Lambie, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Jeffrey Morris, Presiding

With no public present for comment, the Board went into closed session at the hour of 12:10 p.m. to consult with legal counsel and review newly submitted documents from both parties regarding the below listed application.

At the hour of 1:25 p.m. the Board reconvened in open session and took action, as specified under this date, on the original of the respective application:

Appeal No.	**Name**	**Disposition**
2007-0206	Nordstrom, Inc.	The Board reopened the administrative record and accepted additional documents from both parties; the administrative record to remain open until 5:00 p.m. July 10, 2009.

There being no further business, the Board, at the hour of 1:36 p.m. recessed to reconvene Tuesday, July 7, 2009, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, July 9, 2009

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